Please Ask For: David Kiernan
Direct Dial/Ext: 01455 255898
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Email: David Kiernan@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 07/01039/FUL and 08/01153/FUL
Date: 17th June 2009

Mr Tim Bailey
104 Main Road
Sheepy Magna
Leicestershire
CV9 3QU

Dear Mr Bailey,

RE: Discharge of Condition 3 on applications 07/01039/FUL and 08/01153/FUL

I am writing to confirm the discharge of Conditions 3 on applications 07/01039/FUL and 08/01153/FUL for 32 Ratcliffe Lane, Sheepy Magna that state;

Condition 3 on application 07/01039/FUL

Before development commences, full details of the window style (including roof lights), reveal, cill, and header treatment shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

Condition 3 on application 08/01153/FUL

Full details of the proposed door, reveal and header treatment shall be submitted to and approved in writing by the Local Planning Authority within 1 month of the date of this permission. The approved details shall be implemented as part of the development.

A review of the details submitted with particular reference to drawing number 2413.10 'Window and Door Schedule' and a site visit have informed this Discharge of Conditions application.

Brick detailing has been included over the side door on the southern elevation, over ground floor windows on the northern elevation and the first floor window on the front, eastern elevation. This header detailing is sympathetic to the character of the property and would be acceptable. In addition the properties protruding brick window cills are also acceptable.

The submitted details illustrated on drawing number 2413.10 'Window and door schedule' do not accurately illustrate the materials to which they will be constructed or the accurate dimensions and number of windows panes. However a site visit revealed the majority of the final windows have already been installed. Timber framed, multi-paned windows with the fore mentioned reveals, header and cills would be acceptable for this property.

The submitted details of the roof lights are considered acceptable however the roof lights are not positioned in the place stated on previously approved plans with an additional roof light included on the northern elevation. Development must be built in accordance with approved plans to ensure any planning permission remains valid.

Wooden doors in the style submitted would be acceptable for this property. The canopy over the front door approved under application 08/01153/FUL should be constructed with roof tiles to match the existing house.

Overall the window and door style, headers, reveals and cills are acceptable to this Local Authority and Condition 3 on application 07/01039/FUL is now discharged. The additional details of the door style are also acceptable and Condition 3 on application 08/01153/FUL is now discharged.

Yours sincerely

Tracy Darke
Planning Development Services and Policy Manager